



UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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ANNUAL AUDITED REPORTOCESSING
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PART III FEB 29 2008

SEC FILE NUMBER
8- 47802

FACING PAGE Washington, DC Information Required of Brokers and Dealers Pursuant to Section 17 of the Securities Exchange Act of 1934 and Rule 17a-5 Thereunder

REPORT FOR THE PERIOD BEGINNING_			ber 31, 2007
	MM/DD/YY	MM/.	DD/YY
A. REC	GIȘTRANT IDENTIFICATIO	<u>N</u>	
NAME OF BROKER-DEALER: Comstoc		OFF	CIAL USE ONLY
ADDRESS OF PRINCIPAL PLACE OF BUS	INESS: (Do not use P.O. Box No.)		IRM I.D. NO.
9430 Readcrest Drive			
و حال ۱۲۱ انفه ۱ ۱۵۰۵ ، ا الفاد - حورادا ، Beverly Hills	M (Norand Street) M Commis	902	10
(City) Viruo 30	n l tol (Confistate)	(Zip Code)	
97 95 YEAR NAME AND TELEPHONE NUMBER OF PI	ERSON TO CONTACT IN REGARD	TO THIS REPORT	
Jeffrey L. Balash			10) 278-6444
			- Telephone Number
B. ACC	OUNTANT IDENTIFICATION	ON	
INDEPENDENT PUBLIC ACCOUNTANT	whose opinion is contained in this Re	port*	
Breard & Associates Inc., Certified Pub	olic Accountants	•	
	(Name - if individual, state last, first, middle	e name)	-
9221 Corbin Avenue Suite 170	Northridge	CA	91324
(Address)	(City)	(State)	(Zip Code)
CHECK ONE:		PFIOCESSE	ED .
☐ Certified Public Accountant		MAR 2 4 2008	
☐ Public Accountant		_	
	ted States or any of its possessions.	SINANCIAL	
	FOR OFFICIAL USE ONLY		

*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

SEC 1410 (06-02)

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.



OATH OR AFFIRMATION

I, Jeffrey L. Bala	sh	, swear (or affirm) that, to the best of
my knowledge and bel Comstock Parti		statement and supporting schedules pertaining to the firm of
of December 31	·····	, 20 07, are true and correct. I further swear (or affirm) that
		ncipal officer or director has any proprietary interest in any account
	t of a customer, except as follo	
0,250,11,02,001,01,00	- 0, 2 01313/101, 11100pt to 10110	···•
State of Calu	torinias	400
State of Columbia	240.00 100	Signature
Subscribed and swo	rn (or affirmed) to before	((0,120,10)
me this 2/2 Mdsv of	Februay, 2008	- UAPACEMIA
ine tills <u>ago</u> rtuay of	14000gg, 2000	Title
mp(i	Man	
Notary I	Public	M. P. CURRAN
Notary 1		Commission # 1662586
This report ** contains	s (check all applicable boxes):	Notary Public - California
(a) Facing Page.	•	Los Angeles County
(b) Statement of I	Financial Condition.	My Comm. Expires May 28, 2010
(c) Statement of I	ncome (Loss)	
(d) Statement of (Changes in Cash Flows	
		ty or Partners' or Sole Proprietors' Capital.
	Changes in Liabilities Subordin	nated to Claims of Creditors.
(g) Computation (
		Requirements Pursuant to Rule 15c3-3.
		ontrol Requirements Under Rule 15c3-3.
		anation of the Computation of Net Capital Under Rule 15c3-3 and the
		ve Requirements Under Exhibit A of Rule 15c3-3.
		naudited Statements of Financial Condition with respect to methods of
_ consolidation.		
(I) An Oath or A		
	SIPC Supplemental Report.	
(n) A report descr	ibing any material inadequacies	found to exist or found to have existed since the date of the previous audit

^{**}For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).



Independent Auditor's Report

Board of Directors Comstock Partners, LLC:

We have audited the accompanying statement of financial condition of Comstock Partners, LLC (the Company) as of December 31, 2007, and the related statements of income, changes in members' equity, and cash flows for the year then ended that you are filing pursuant to rule 17a-5 under the Securities Exchange Act of 1934. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly in all material respects, the financial position of Comstock Partners, LLC as of December 31, 2007 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The information contained on Schedules I, II, and III is presented for purposes of additional analysis and is not required as part of the basic financial statements, but is supplementary information required by rule 17a-5 under the Securities Exchange Act of 1934. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

rearl + associates The.

Breard & Associates, Inc.

Certified Public Accountants

Northridge, California February 26, 2008

We Focus & Caresm

Comstock Partners, LLC Statement of Financial Condition December 31, 2007

Assets

Cash and cash equivalents Investments, at estimated fair value Property and equipment, net Prepaid expense	\$ 63,622 78,075 87,429 534
Total assets	\$ 229,660
Liabilities and Members' Equity	
Liabilities	
Accounts payable and accrued expenses Income tax payable	\$ 27,054 <u>900</u>
Total liabilities	27,954
Members' equity	201,706
Total liabilities and members' equity	\$ 229,660

Comstock Partners, LLC Statement of Income For the Year Ended December 31, 2007

Revenues

Fee based income	\$	156,916
Realized gains (losses)		170,074
Interest and dividend income		1,679
Other income		43,525
Total revenues		372,194
Expenses		
Professional fees		147,151
Communications		7,230
Interest		4,845
Other operating expenses		241,962
Reimbursed expenses	_	(38,345)
Total expenses		362,843
Net income (loss) before income tax provision		9,351
Income tax provision		1,700
Net income (loss)	<u>\$</u>	7,651

Comstock Partners, LLC Statement of Changes in Members' equity For the Year Ended December 31, 2007

		Un Members' nvestment <u>Balance</u>	(lo Inv at H	ized gains osses) on estments, Estimated air Value		(Total	-	ehensive me(Loss)
Balance at December 31, 2006	\$	456,552	\$	(26,025)	\$	430,527		
Members' contributions		118,000		-		118,000		
Members' distributions		(353,079)		_		(353,079)		
Unrealized gains (losses) on investments, at estimated fair value	ıe	_		(1,393)		(1,393)	\$	(1,393)
Net income (loss)		7,651	_			7,651		7,651
Balance at December 31, 2007	<u>\$</u>	229,124	<u>\$</u>	(27,418)	<u>\$_</u>	201,706	<u>\$</u>	6,258

Comstock Partners, LLC Statement of Cash Flows For the Year Ended December 31, 2007

\$

7,651

243,071

Cash flows from operating activities:	Cash	flows	from	operating	activities:
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Adjustments to reconcile net income to net cash provided by

Net income (loss)

(used in) operating activities:		•
Depreciation	\$ 8,986	
Realized (gain)loss on sale of investments	(170,074)	
(Increase) decrease in:		
Prepaid expense	(534)	
(Decrease) increase in:		
Accounts payable and accrued expenses	<u>(9,556)</u>	
Total adjustments		(171,178)
Net cash and cash equivalents provided by (used in	n) operating activities	(163,527)
Cash flows from investing activities:		
Proceeds from sale of investments	243.071	

Cash flows from financing activities:

Members' contributions	118,000
Members' distributions	(353.079)

Net cash and cash equivalents provided by (used in) investing activities

Net cash and cash equivalents provided by (used in) financing activities __(235,079)

Net increase (decrease) in cash and cash equivalents ((155,535)
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Cash and cash equivalents at beginning of year 219,157

Cash and cash equivalents at end of year \$\\ \\$63,622

Supplemental disclosure of cash flow information:

Cash paid during the year for

Interest	\$ 4,845
Income taxes	\$ 1,700

Supplemental disclosure of non-cash investing and financing transactions:

The Company reclassified \$5,695 from unrealized gains on investments, at estimated fair value in other comprehensive income to the income statement, for investments which were sold. The remaining assets were marked to market for \$4,303.

Note 1: GENERAL AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General

Comstock Partners, LLC (the "Company"), was formed on April 6, 1995, in the State of California as a limited liability company, and subsequently converted to a Nevada LLC on May 15, 1998. The Company is registered as a broker-dealer with the Securities and Exchange Commission ("SEC") and is a member of the Financial Industry Regulatory Authority ("FINRA") and Securities Investor Protection Corporation ("SIPC"). The Company is authorized to provide financial and business advisory services including investment advisory and private placement services to corporations, financial institutions and other businesses. The Company does not hold customer funds or safeguard customer securities.

Summary of Significant Accounting Policies

The presentation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

For purposes relating to the statement of cash flows, the Company considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. The Company also includes money markets as cash equivalents.

Financial advisory fees are recognized as earned on a pro rata basis over the term of the contract.

Property and equipment is stated at cost. Repairs and maintenance to these assets are charged to expense as incurred; major improvements enhancing the function and/or useful life are capitalized. When items are sold or retired, the related cost and accumulated depreciation are removed from the accounts and any gains or losses arising from such transactions are recognized. Property and equipment are depreciated over their estimated useful lives of five (5) to thirty - nine (39) years by the straight-line method.

The Company, with the consent of its Members, has elected to be a Limited Liability Company. For tax purposes, the Company is treated like a partnership, therefore in lieu of business income taxes, the Members are taxed on the Company's taxable income. Accordingly, no provision or liability for Federal Income Taxes is included in these financial statements. The State of California has similar treatment, although there exists a provision for a minimum Franchise Tax of \$800 plus a fee based upon gross receipts.

Note 1: GENERAL AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Company's investments in marketable equity and debt securities are classified as "available for sale." Available for sale securities are recorded at fair value in investments, at estimated fair value on the balance sheet, with the change in fair value during the period excluded from earnings and recorded net of tax as a component of other comprehensive income. Marketable securities are valued at market value. Securities not readily marketable are estimated by management, to approximate fair value, based on the financial information provided by independent fund managers. If pertinent information regarding not readily marketable securities are unavailable, management valued these securities at cost.

Accounting principles generally require that recognized revenue, expense, gains and losses be included in net income. Although certain changes in assets and liabilities, such as unrealized gains and losses on available for sale securities, are reported as a separate component of the equity section of the balance sheet, such items, along with net income, are components of comprehensive income.

Note 2: INVESTMENTS, AT ESTIMATED FAIR VALUE

The investments, at estimated fair value, represent investments in marketable securities. The Company considers these investments as "available for sale," as defined by FASB 115, Accounting For Certain Investments in Debt and Equity Securities.

The investments, at estimated fair value consisted of the following at December 31, 2007:

Readily marketable securities

\$ 78.075

Readily marketable securities consist of corporate stocks and publicly traded mutual funds at their fair market value. The Company included \$4,303 in unrealized gains on these investments in comprehensive income at December 31, 2007.

Note 3: PROPERTY AND EQUIPMENT, NET

Property and equipment are recorded at cost and summarized by major classifications as follows:

Office equipment	\$	14,256
Furniture & fixtures		40,687
Office improvement		79,213
		134,156
Less accumulated depreciation		(46,727)
Property and equipment, net	<u>\$</u>	87,429

For the year ended December 31, 2007, depreciation expense was \$8,986.

Note 4: INCOME TAXES

As discussed in the Summary of Significant Accounting Policies (Note 1), the Company is a Nevada LLC doing business in California. The Company is subject to a limited liability company gross receipts fee and a minimum franchise tax of \$800. At December 31, 2007, the Company recorded gross receipts fee of \$900, and the minimum limited liability company income tax of \$800 for a total tax provision of \$1,700.

Note 5: <u>COMMITMENTS AND CONTINGENCIES</u>

Contingencies

The Company maintains several bank accounts at a financial institution. These accounts are insured by the Federal Deposit Insurance Commission ("FDIC"), up to \$100,000. At times during the year ended December 31, 2007, cash balances held in the financial institution were in excess of the FDIC's insured limit. The Company has not experienced any losses in such accounts and management believes that it has placed its cash on deposit with a financial institution which is financially stable.

Note 6: RECENTLY ISSUED ACCOUNTING STANDARDS

Accounting for Certain Hybrid Financial Instruments

In February 2006, the FASB issued Statement of Financial Accounting Standards No. 155 ("SFAS 155"), "Accounting for Certain Hybrid Financial Instruments, an amendment of FASB statements No. 133 and 140." The statement allows financial instruments that have embedded derivatives to be accounted for as a whole (eliminating the need to bifurcate the derivative from its host) as long as the entire instrument is valued on a fair value basis. SFAS 155 also resolves and clarifies other specific issues contained in SFAS 133 and 140. The statement is effective for all financial instruments acquired or issued after the beginning of an entity's first fiscal year that begins after December 15, 2006. The adoption of SFAS 155 has not had a material impact upon the Company's financial statements.

Accounting for Uncertainty in Income Taxes

In June 2006, the FASB issued Financial Interpretation No. 48 ("FIN 48"), "Accounting for Uncertainty in Income Taxes - an Interpretation of FASB Statement No. 109" which prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. FIN 48 requires that the Company recognize in its financial statements the impact of a tax position if it is more likely than not that such position will be sustained on audit based on its technical merits. This interpretation also provides guidance on de-recognition, classification, interest and penalties, accounting in interim periods, disclosure and transition. The effective date of the provisions of FIN 48 for all nonpublic companies has been postponed to fiscal years beginning after December 15, 2007. The Company is currently evaluating the impact of this statement, but does not expect that it will have a material impact upon the Company's financial statements.

Fair Value Measurements

In September 2006, the FASB issued Statement of Financial Accounting Standards No. 157 ("SFAS 157"), "Fair Value Measurements". The statement defines fair value, establishes a framework for measuring fair value in accordance with generally accepted accounting principles, and expands disclosures about fair value measurements. This Statement applies under other accounting pronouncements that require or permit fair value measurements, the Board having previously concluded in those pronouncements that fair value is a relevant measurement attribute. Accordingly, this Statement does not require any new fair value measurements. SFAS 157 is effective for financial statements issued for fiscal years beginning after November 15, 2007. The Company is currently evaluating the impact of this statement, but does not expect the pronouncement will have a material impact upon the Company's financial statements.

Note 6: <u>RECENTLY ISSUED ACCOUNTING STANDARDS</u> (Continued)

Retirement Plans

In September 2006, the FASB issued SFAS No. 158, "Employers' Accounting for Defined Benefit Pension and Other Postretirement Plans—an amendment of FASB Statements Nos. 87, 106, and 132(R)" ("SFAS 158"). SFAS 158 requires companies to recognize on a prospective basis the funded status of their defined benefit pension and postretirement plans as an asset or liability and to recognize changes in that funded status in the year in which the changes occur as a component of other comprehensive income, net of tax. The effective date of the pronouncement is a function of whether the Company's equity securities are traded publicly. If the entity has publicly traded securities, the effective date is for fiscal years ending after December 15, 2006. Entities without publicly traded securities must adopt the standard for fiscal years ending after June 15, 2007. Adoption of the new standard has not had a material effect on the Company's financial statements.

Fair Value Option

In February 2007, the FASB issued Statement of Financial Accounting Standards No. 159 ("SFAS 159"), "Fair Value Option for Financial Assets and Financial Liabilities-including an amendment of FASB Statement No. 115". SFAS 159 is expected to expand the use of fair value accounting but does not affect existing standards which require certain assets or liabilities to be carried at fair value. The objective of this pronouncement is to improve financial reporting by providing companies with the opportunity to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently without having to apply complex hedge accounting provisions. Under SFAS 159, a company may choose at specified election dates, to measure eligible items at fair value and report unrealized gains and losses on items for which the fair value option has been elected in earnings at each subsequent reporting date. SFAS 159 is effective for financial statements issued for fiscal years beginning after November 15, 2007. The Company is currently evaluating the impact of this statement, but does not expect that it will have a material impact upon the Company's financial statements.

Note 7: NET_CAPITAL

The Company is subject to the Securities and Exchange Commission Uniform Net Capital Rule (SEC rule 15c3-1), which requires the maintenance of minimum net capital and requires that the ratio of aggregate indebtedness to net capital, both as defined, shall not exceed 15 to 1. Net capital and aggregate indebtedness change day to day, but on December 31, 2007, the Company had net capital of \$97,271, which was \$92,271 in excess of its required net capital of \$5,000; and the Company's ratio of aggregate indebtedness (\$27,954) to net capital was 0.29 to 1, which is less than the 15 to 1 maximum ratio allowed for a broker/dealer.

Note 8: RECONCILIATION OF AUDITED NET CAPITAL TO UNAUDITED FOCUS

There is a \$6,169 difference between the computation of net capital under net capital SEC Rule 15c3-1 and the corresponding unaudited FOCUS part IIA.

Net capital per unaudited schedule		\$	103,440
Adjustments:			
Members' equity	\$ (49,725)		
Non allowable assets	 43.556		
Total adjustments			(6,169)
Net capital per audited statements		<u>\$_</u>	97,271

Comstock Partners, LLC Schedule I - Computation of Net Capital Requirements Pursuant to Rule 15c3-1 As of December 31, 2007

Computation of net capital

Members' equity				\$	201,706
Less: Non-allowable assets Prepaid expense Property and equipment, net Total adjustments Net capital before haircuts and undue concentration	\$	(87	(534) 7 <u>,429)</u>		(87,963) 113,743
Less: Haircuts and undue concentration Haircuts on securities and mutual funds Undue concentration Total adjustments Net capital),961) 5 <u>,511)</u>		(16,472) 97,271
Computation of net capital requirements Minimum net capital requirements 6 2/3 percent of net aggregate indebtedness Minimum dollar net capital required Net capital required (greater of above) Excess net capital	\$ \$		1,864 5,000	<u>\$</u>	(5,000) 92,271
Ratio of aggregate indebtedness to net capital			0.29:	1	

There was a \$6,169 difference between net capital shown here and net capital as reported on the Company's unaudited Form X-17A-5 report dated December 31, 2007. See Note 8.

Comstock Partners, LLC Schedule II - Computation for Determination of Reserve Requirements Pursuant to Rule 15c3-3 As of December 31, 2007

A computation of reserve requirement is not applicable to Comstock Partners, LLC as the Company qualifies for exemption under Rule 15c3-3 (k)(2)(i).

Comstock Partners, LLC Schedule III - Information Relating to Possession or Control Requirements Under Rule 15c3-3 As of December 31, 2007

Information relating to possession or control requirements is not applicable to Comstock Partners, LLC as the Company qualifies for exemption under Rule 15c3-3 (k)(2)(i).

Comstock Partners, LLC

Supplementary Accountant's Report

on Internal Accounting Control

Report Pursuant to 17a-5

For the Year Ended December 31, 2007



Board of Directors Comstock Partners, LLC:

In planning and performing our audit of the financial statements of Comstock Partners, LLC (the Company), as of and for the year ended December 31, 2007, in accordance with auditing standards generally accepted in the United States of America, we considered the Company's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

Also, as required by rule 17a-5(g)(1) of the Securities and Exchange Commission (SEC), we have made a study of the practices and procedures followed by the Company including consideration of control activities for safeguarding securities. This study included tests of such practices and procedures that we considered relevant to the objectives stated in rule 17a-5(g) in making the periodic computations of aggregate indebtedness (or aggregate debits) and net capital under rule 17a-3(a)(11) and for determining compliance with the exemptive provisions of rule 15c3-3. Because the Company does not carry securities accounts for customers or perform custodial functions relating to customer securities, we did not review the practices and procedures followed by the Company in any of the following:

- 1. Making quarterly securities examinations, counts, verifications, and comparisons and recordation of differences required by rule 17a-13
- 2. Complying with the requirements for prompt payment for securities under Section 8 of Federal Reserve Regulation T of the Board of Governors of the Federal Reserve System

The management of the Company is responsible for establishing and maintaining internal control and the practices and procedures referred to in the preceding paragraph. In fulfilling this responsibility, estimates and judgements by management are required to assess the expected benefits and related costs of controls and of the practices and procedures referred to in the preceding paragraph and to assess whether those practices and procedures can be expected to achieve the SEC's above-mentioned objectives. Two of the objectives of internal control and the practices and procedures are to provide management with reasonable but not absolute assurance that assets for which the Company has responsibility are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in conformity with generally accepted accounting principles. Rule 17a-5(g) lists additional objectives of the practices and procedures listed in the preceding paragraph.

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Because of inherent limitations in internal control and the practices and procedures referred to above, error or fraud may occur and not be detected. Also, projection of any evaluation of them to future periods is subject to the risk that they may become inadequate because of changes in conditions or that the effectiveness of their design and operation may deteriorate.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

Our consideration of internal control was for the limited purpose described in the first and second paragraphs and would not necessarily identify all deficiencies in internal control that might be material weaknesses. We did not identify any deficiencies in internal control and control activities for safeguarding securities that we consider to be material weaknesses, as defined above.

We understand that practices and procedures that accomplish the objectives referred to in the second paragraph of this report are considered by the SEC to be adequate for its purposes in accordance with the Securities Exchange Act of 1934 and related regulations, and that practices and procedures that do not accomplish such objectives in all material respects indicate a material inadequacy for such purposes. Based on this understanding and on our study, we believe that the Company's practices and procedures, as described in the second paragraph of this report, were adequate at December 31, 2007, to meet the SEC's objectives.

This report is intended solely for the information and use of the Board of Directors, management, the SEC, Financial Industry Regulatory Authority, and other regulatory agencies that rely on rule 17a-5(g) under the Securities Exchange Act of 1934 in their regulation of registered brokers and dealers, and is not intended to be and should not be used by anyone other than these specified parties.

Breard & Associates, Inc.

Certified Public Accountants

Drearly associates The.

Northridge, California February 26, 2008

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